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the BOD shall be subject to review pursuant to Division 4 of Article XI of this Chapter and shall comply with the special development standards for the BOD, which are found in subdivision IV of this division.

(Ord. No. 92-10, § 2(5.7), 3-10-92; Ord. No. 98-09, § 5, 7-28-98)

Sec. 10-958. Reserved.

Editor's note—Ord. No. 97-12, § 12, adopted July 8, 1997, repealed § 10-958, which pertained to planned unit development standards. See the Code Comparative Table.

Sec. 10-959. Bradfordville commercial overlay district.

(a) *Purpose and intent.* The purpose and intent of the Bradfordville commercial overlay district is to implement section 4.2 of the Bradfordville Sector Plan adopted by the Board of County Commissioners on July 11, 2000 (the "Bradfordville Sector Plan") in a manner consistent with the Comprehensive Plan. Commercial uses, as referenced in this section 10-959, shall include all uses in Division G and all uses in Major Groups 70, 72, 75, 76, 78 and 79 in Division I of the Standard Industrial Code.

(b) *Allowable uses.* All uses permitted under the base zoning shall be authorized with the following exceptions:

- (1) In areas designated CO-1 in the Bradfordville Sector Plan, drive-through uses shall be reviewed under the Type "B" site and development plan review process.
- (2) In areas designated CMUO-2 in the Bradfordville Sector Plan, warehouses, mini-warehouses and self-storage units shall be authorized only as a planned unit development through the Type "D" site and development plan review process.
- (3) In the village center within CO-1 and areas designated as CMUO-2 in the Bradfordville Sector Plan, all uses shall be considered through the Type "B" site and development plan review process. Additionally, the following uses shall be prohibited, regardless of the base zoning:
 - a. Automotive service and repair

- b. Towing, wrecking and recovery services
- c. Motor vehicle fuel sales
- d. Pawnshops
- e. Pest control services
- f. Cemeteries
- g. Crematoriums
- h. Dry cleaning plants
- i. Gun firing ranges
- j. Self-moving operations
- k. Wholesale building supplies
- l. All types of drive-through facilities
- m. Any use which by application of performance standards related to noise, vibration, electrical or magnetic disturbance, excessive light, odor or emanation of physical or chemical particles harmful to air or water quality standards, produces effects or impacts equal to or greater than the uses listed in subsections (a) through (l) of this section 10-959(a)(3).

(c) *Applicable development standards.*

(1) *Intensity.*

- a. Non-residential floor area ratios. The maximum floor area ratio for areas within the village center as designated in the Bradfordville Sector Plan may be increased to two hundred twenty-nine thousandths, provided that the 25 percent natural open space requirement is provided off-site in conformance with adopted policies and standards. Other areas shall be subject to floor area limits established in the base district.
- b. Open space and impervious cover standards.
 1. In areas designated CO-1, all development shall retain 25 percent of the site as natural open space, provided however, that the board may authorize the fulfillment of this requirement

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in a designated off-site open space mitigation area, if such area has been created by the board. In the village center portion of the CO-1 area, participation in the county's off-site open space mitigation program shall be required if the board has created such program.

2. In areas designated CMUO-2, all development shall retain 35 percent of the site as natural open space except that for townhome development exceeding eight dwelling units per acre, a minimum of 40 percent natural open space shall be required.
3. Not more than 40 percent of each site developed in areas

designated CO-1 and not more than 30 percent of each site developed in areas designated CMUO-2 shall be covered with impervious surfaces.

- c. Residential density—Residential development within the CO-1 district shall be limited to single-family attached (townhouse) with a minimum density of six dwelling units per acre and a maximum of 12 dwelling units per acre. All residential development in areas designated CMUO-2 in the Bradfordville Sector Plan shall comply with the following minimum and maximum density standards. Densities are expressed in terms of dwelling units per gross acre.

<i>Type of Residential Use</i>	<i>Minimum Density</i>	<i>Maximum Density</i>
Single-family detached	1 DU/acre	4 DUs/acre
Single-family attached (duplex)	4 DUs/acre	6 DUs/acre
Single-family attached (townhouse)	6 DUs/acre	8 DUs/acre
Single-family attached (townhouse) with 40% natural open space retention	8 DUs/acre	12 DUs/acre

(2) Phasing of development.

- a. Within areas designated CO-1 in the Bradfordville Sector Plan, a maximum of 350,000 square feet of gross leasable area of commercial development in addition to existing square footage at the time of the adoption of this provision shall be permitted to be developed prior to the year 2010 unless:

1. The county has conducted an analysis and the board has found that additional commercial development would be consistent with the Comprehensive Plan and Bradfordville Sector Plan; or

2. The county has adopted amendments to the Comprehensive Plan and Bradfordville Sector Plan modifying the limits on the commercial development; or
3. The board has determined through the rights determination process established in section 6 of Ordinance No. [00-31] adopted by the Board of County Commissioners on July 11, 2000, that the site is not subject to this provision.

- b. Within the area designated CMUO-2 in the Bradfordville Sector Plan, no commercial uses may be developed prior to the year 2010 unless the

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board has found that the proposed development is consistent with the Comprehensive Plan and Bradfordville Sector Plan and all implementing Land Development Regulations; and any of the following is true:

1. The county has conducted an analysis and the board has found that additional commercial development would be consistent with the Bradfordville Sector Plan and the Comprehensive Plan, as amended; or
2. Eighty percent of the developable land (excluding dedicated rights-of-way, designated natural areas, stormwater facilities, landscape areas, and protected environmental features) designated CO-1 in the Bradfordville Sector Plan has been developed and not more than 350,000 square feet of commercial floor area has been previously permitted; or
3. The commercial uses are an integrated part of a mixed-use development, developed in accordance with the provisions of Subsection 10-959(c)(3), below; or
4. The county has adopted amendments to the Comprehensive Plan and Bradfordville Sector Plan modifying the limits on the commercial development; or
5. The board has determined through the rights determination process established in section 6 of Ordinance No. [00-31] adopted by the Board of County Commissioners on July 11, 2000, that the site is not subject to this provision; or
6. The proposed commercial development is part of a single, coordinated planned development

project, which may be, but is not required to be, bisected by a local or minor collector street and for which the board finds that:

- a. More than 35 percent of the land area is located in the CO-1 area as designated in the Bradfordville Sector Plan; and
- b. Commercial development on the single coordinated planned development project does not exceed 75,000 square feet or the commercial allowance established in subsection 10-959(c)(2)a.; and
- c. There is significant community benefit in the form of improved traffic flow within the Bradfordville commercial area overlay.

(3) Mixed-use development.

- a. For the purposes of this section, mixed-use development includes developments with residential and non-residential components.
- b. In areas designated CMUO-2, residential square footage shall be no less than 80 percent of the gross leasable floor area of all non-residential uses within a mixed-use development.
- c. In areas designated CMUO-2, commercial development serving the residential uses on the site may be permitted at a rate of up to 25 square feet of gross leasable area per dwelling unit within the mixed-use development.
- d. The maximum intensity of mixed-use development shall be calculated based on the adopted floor area ratio standard for non-residential development in the district, subject to site limitations. Building floor area shall

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be the sum of gross leasable non-residential floor area and heated residential floor area.

- e. Mixed-use developments shall be reviewed and authorized through the planned unit development process, subject to the Type "D" site and development plan review process.

- (4) Design standards. The following site planning and building design guidelines shall apply to development within the Bradfordville commercial area overlay district. The board shall promulgate rules in an administrative design guidelines procedural manual to provide for the application of these guidelines.

- a. *Site planning guidelines.* Site planning guidelines address the location, orientation and configuration of structures on a parcel of land with regards to the parcel's own boundary lines and adjacent streets, structures and spaces. Site design elements include the following:

1. Site placement and orientation of buildings: Where appropriate, structures shall be located in front of, and so as to screen, parking lots to allow compact and convenient pedestrian linkages between buildings, parking areas and sidewalks. Buildings should also be placed and, as appropriate, clustered to create clear sight-lines to entrances and to open public spaces, plazas and gathering areas.
2. Parking: Where appropriate, particularly within the village center, parking will be centrally clustered so as to be shared by multiple uses/tenants, with convenient pedestrian paths and corridors articulated by changes in pavement materials, colors or textures where they cross parking lots

and driveways, and by landscaping and pedestrian scaled lighting.

3. Landscaping: Required landscape buffers should meet opacity requirements noted above and should use a palette of native and naturalized plant species. Major pedestrian corridors should be articulated by continuous alignments of trees and shrubs, pergolas, arcades or other landscape or architectural design elements.
4. Drainage: As may be feasible, drainage structures, including retention ponds and drainageways, should be designed to imitate "natural" pond characteristics, including curved geometries, gently sloping edges, landscaping and paving materials, and should be placed so as to be focal design amenities.
5. Outdoor spaces: Within the village center, developments are encouraged to incorporate central plazas connecting multiple uses designed to accommodate activities, including outdoor dining, displays, special events and entertainment.
6. Fences/screening: Fences, screening and berms, where required, shall use only natural materials; stone, wood, stucco, etc. Chain link fencing will not be approved except in areas out of public view.
7. Storage, utilities and services: Shall be shielded from public view by landscaping, walls, fencing or by placement of buildings.
- b. *Building design guidelines.* All buildings within the Bradfordville commercial center overlay district shall incorporate elements of local vernac-

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ular styles, typical within the Tallahassee region, described generally below. It is not the intent to mandate that all buildings be designed in a particular design style, but rather to create a "village theme" by flexibly combining related indigenous materials and styles. Standardized building designs with overt "product branding" as in standardized chain fast food restaurants or gas stations should not be permitted.

varied and articulated sloping roof forms. Flat roof areas should only be permitted in limited areas such as entrance canopies, walkway connections, storage and mechanical equipment areas, arcades, etc. Appropriate roof materials include metal standing seam, wood shakes, shingles and tile. Primary or bright colors shall be avoided.

1. Architectural detailing: Vernacular architectural elements and details are encouraged to be incorporated including, but not limited to, bracketed overhangs, windows articulated by mullions and accented by shutters, dormers, porches, verandas and arcades, particularly as may be used to define pedestrian areas and entrances. Standardized storefronts, excessive use of plate glass and uninterrupted facade planes should be avoided.
 2. Colors, textures and materials: Consistent with intended vernacular character, the use of quality, natural and indigenous materials is encouraged on major facade elements including: natural wood siding, brick and stone. High quality, authentic looking man-made materials, such as fiber-cement board and stucco, are also acceptable for construction. However, materials such as vinyl siding, metal and plastic sheathing, and "simulated natural" materials should be avoided. Natural, subdued earth tone colors are preferred over primary colors except as may be used for accents. Excessively brilliant, metallic or reflective colors will be avoided.
 3. Roof forms: Elemental to vernacular design is the use of varied and articulated sloping roof forms. Flat roof areas should only be permitted in limited areas such as entrance canopies, walkway connections, storage and mechanical equipment areas, arcades, etc. Appropriate roof materials include metal standing seam, wood shakes, shingles and tile. Primary or bright colors shall be avoided.
- (5) Streets. Development along the new roadways proposed in the Bradfordville Sector Plan shall comply with the setbacks established in section 10-1107 for a three-lane road. The board may approve alternatives to planned road alignments upon finding that the proposed alternate alignment serves the same transportation function as the planned alignment.
 - (6) Signs. Signs within the Bradfordville commercial overlay district shall comply with all sign regulations applicable within the underlying zoning district and Article XIII of this Chapter. Pole signs shall be prohibited within the Bradfordville commercial overlay district. All signs shall be monument or pedestal-mounted and comprised of an exterior material and finish consistent with the facade and architectural theme of the primary onsite structure.

(Ord. No. 00-31, § 4, 7-11-00; Ord. No. 02-06, § 2, 5-14-02)

Sec. 10-960. Scenic overlay district.

(a) *Purpose and intent.* The scenic overlay district applies to unique natural environments within Leon County that warrant special protection. The district protects identified scenic viewsheds from development that would reduce property values and threaten natural resources through unnecessary destruction of vegetation.

(b) *Applicability.* The scenic overlay district shall apply to the following areas:

- (1) *Lake McBride.* The provisions of the Lake McBride scenic overlay district shall ap-

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ply to all development within the Lake Viewshed Overlay as designated in Figure 12 of the Bradfordville Sector Plan surrounding Lake McBride, except the following:

- a. Construction or alteration of an accessory structure to a single-family, single-family attached, or duplex residential structure if:
 1. Not more than one principal residential structure is maintained on a legal lot or tract; and
 2. The proposed improvement is not located in zone "A" of the Lake McBride Special Development Zone;
- b. Interior alteration of an existing building that does not increase the square footage, area, or height of the building;
- c. Construction of a fence that does not obstruct the flow of water;
- d. Clearing an area up to 15 feet wide for surveying and testing, unless a tree more than 12 inches in diameter is to be removed;
- e. Restoration of a damaged building that begins within 12 months of the date of the damage provided that the reconstruction does not increase the lot area or the impervious coverage or height of the building prior to its damage;
- f. Enclosure of an existing staircase or porch;
- g. Construction of an uncovered wooden ground level deck up to 5,000 square feet in size;
- h. Replacement of a roof where the building with the new roof will not exceed building height limits;
- i. Remodeling of an exterior facade if construction is limited to the addition of columns or awnings for windows or entrance ways;

- j. A sidewalk constructed on existing impervious cover;
- k. Modification of up to 3,000 square feet of a building or impervious cover on a developed site to make facilities accessible for persons with disabilities.

(c) *Development guidelines.* Development within the scenic overlay district shall comply with the following standards:

- (1) *Building height.* Buildings in commercial, office and service districts shall not exceed 30 feet in height as measured from average grade. No other non-residential structures shall exceed 45 feet in height.
- (2) *Building finish.* Buildings and roofs shall be finished with non-reflective surfaces.
- (3) *Clearing.* No tree with a diameter of 12 inches DBH or greater shall be removed without the written approval of the director in the church or residential area as designated in the Lauder 163 Agreement as recorded in the public record.
- (4) *Lighting.* Lighting fixtures shall direct light downward and shall not be mounted at a height in excess of 30 feet. The projected cone of light from a fixture shall not exceed 120 degrees. All lighting fixtures for non-residential development shall be designed so that the source of light is not directly visible from the lake.
- (5) *Additional buffers.* The property designated church and residential in the Lauder 163 Agreement as recorded, shall be surrounded by a 25-foot wide vegetative buffer, broken only by authorized access points.
- (6) *Density.* The property designated church and residential in the Lauder 163 Agreement as recorded, shall be limited to a residential density not to exceed one unit per three acres.

(Ord. No. 00-31, § 4, 7-11-00)

Sec. 10-961. Bradfordville rural road designations.

(a) *Purpose and intent.* The rural road designations herein are intended to further implement the provisions of the Bradfordville Sector Plan